

Sarah Dominguez	Taylor Dominguez	Charlee Lopez
President	Commercial Agent	Commercial Agent
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Property For Lease

10420 VISTA DEL SOL DR.
EL PASO, TX 79936
±21,860 SF AVAILABLE





City Overview

El Paso, Texas—a vibrant border city where rich cultural heritage meets modern growth and opportunity. Nestled between the Franklin Mountains and the Rio Grande, El Paso offers a unique blend of Southwestern charm, a strong healthcare infrastructure, and a growing population that supports a diverse range of medical services. With its strategic location, business-friendly environment, and ongoing investment in healthcare and infrastructure, El Paso presents a compelling landscape for medical real estate development.

The city's healthcare sector continues to expand in response to regional demand, driven by population growth, a large bi-national community, and partnerships with institutions like Texas Tech University Health Sciences Center and the University of Texas at El Paso. El Paso's stable economy, low cost of living, and supportive municipal policies create an attractive environment for providers looking to establish or grow their presence in the region.



About This Property

Property Details

Located in one of the most densely populated residential and commercial areas of El Paso, this 27,273 SF property sits on the Del Sol Medical Center campus in the heart of East El Paso's medical corridor. With easy access to I-10 via Yarbrough and Sumac, it is surrounded by medical specialties including primary care, OBGYN, orthopedics, imaging, oncology, and a TriCare military clinic. Competitive lease rates include physician-covered parking, some utilities, and common area maintenance.



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Property Details

±21,860 SF AVAILABLE FOR LEASE

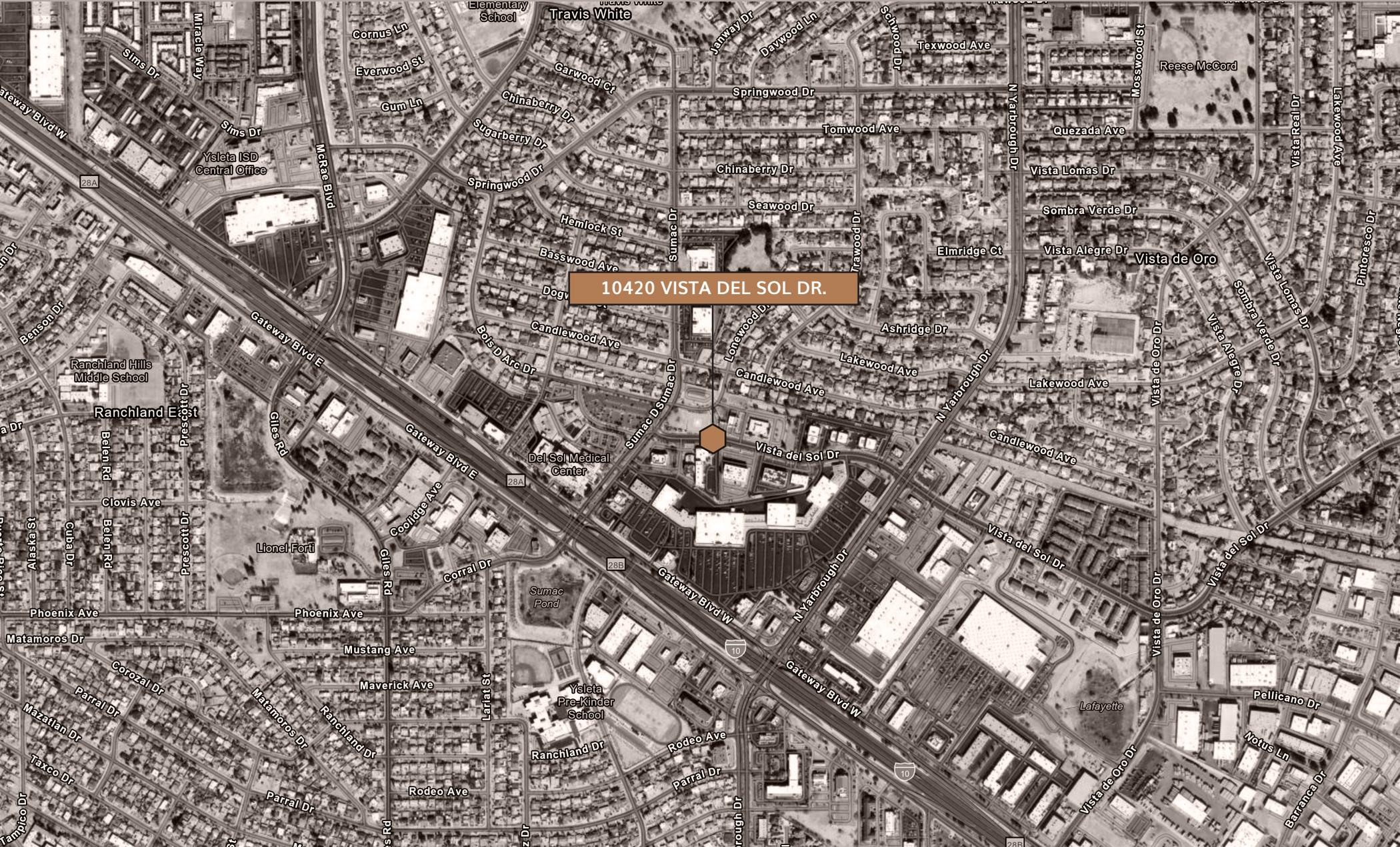
Building Size	27,273 SF
SF Available	±21,860 SF Available
Building Class	B
Lease Rate	\$18.50/SF/YR
Lease Type	NNN
Zoning	C-3
Operating Expenses	\$9.93/SF/YR



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Site Aerial



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Site Aerial

WITH SURROUNDING BUSINESSES



10420 VISTA DEL SOL DR.





Space Layout

1ST FLOOR

SUITE 102

SUITE 100

AVAILABLE SPACES

1ST FLOOR

- SUITE 100: 7,377 SF
- SUITE 102: 7,283 SF





Space Layout

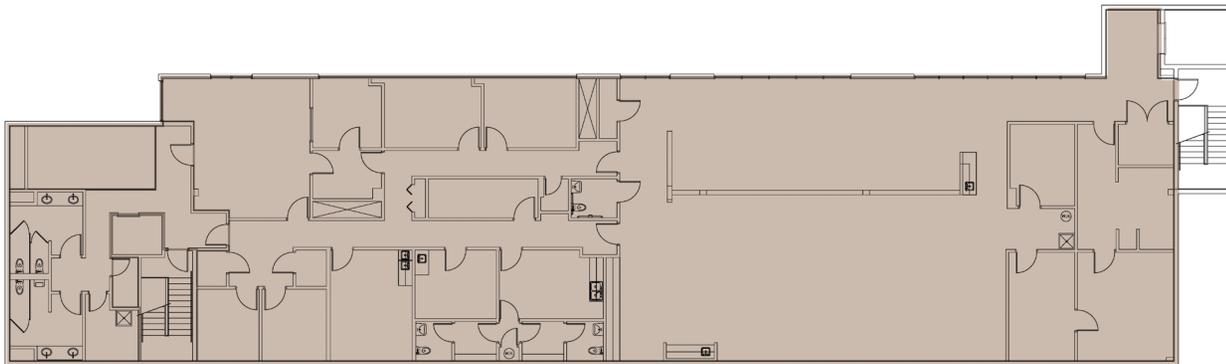
2ND FLOOR

SUITE 200

AVAILABLE SPACES

2ND FLOOR

- SUITE 200: 7,200 SF



7,200 SF

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Property Photos

EXTERIOR PHOTOS





Property Photos

INTERIOR PHOTOS





Traffic Volume

IMMEDIATE AREA



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Demographics

1,3,5 Mile Radius, 2024 & 2029



Population

1 mile	15,194	15,116
3 miles	123,245	122,402
5 miles	253,482	252,312



Households

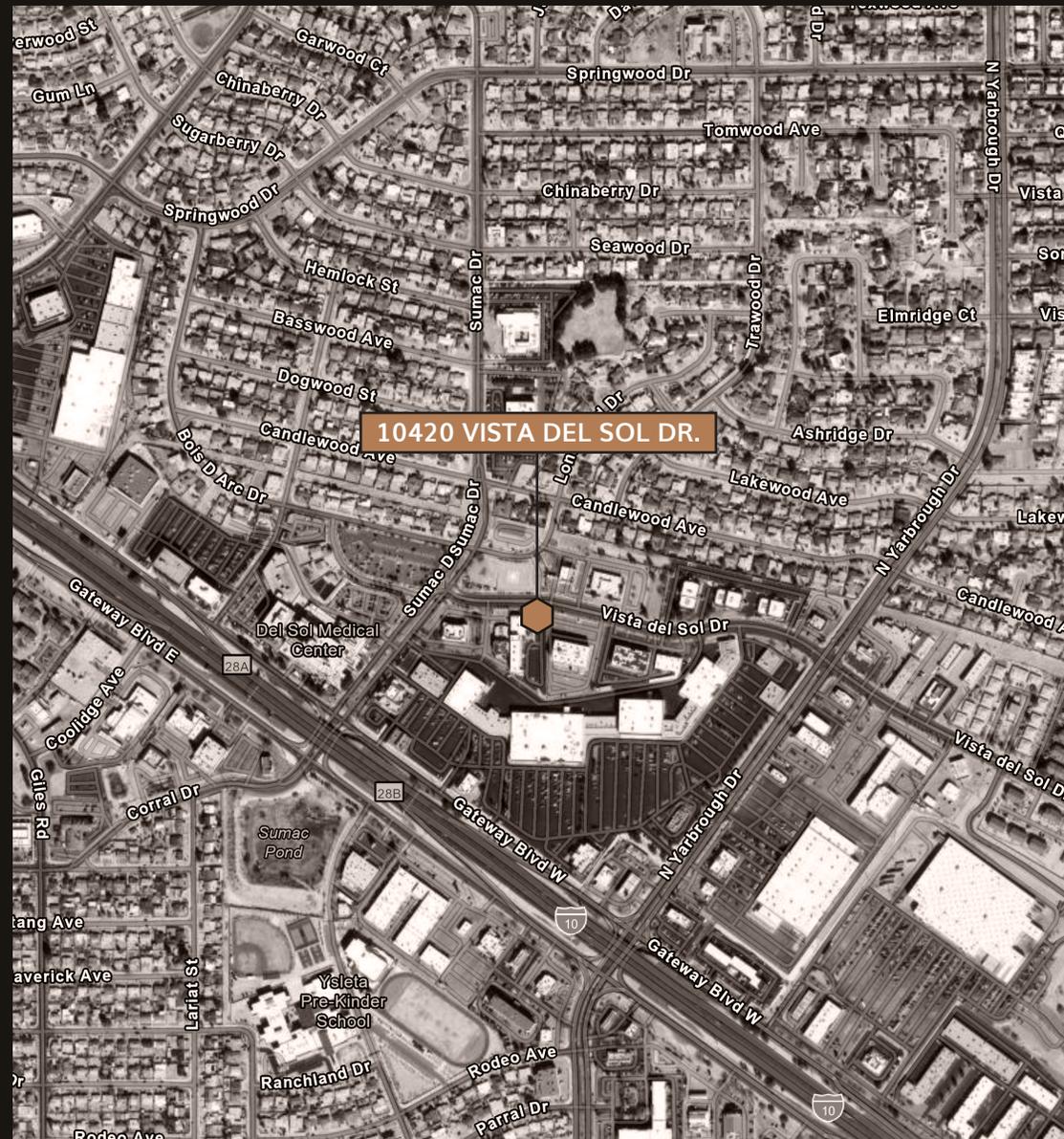
1 mile	6,072	6,240
3 miles	48,258	49,763
5 miles	94,787	97,999



Median HH Income

1 mile	\$48,095	\$54,241
3 miles	\$51,954	\$57,703
5 miles	\$53,400	\$59,584

SITE AERIAL MAP



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